**Perkasie Borough**

**Zoning Hearing Board Agenda**

**February 15, 2022**

1. Meeting Convenes at 7:30 PM, Perkasie Borough Office, 620 W. Chestnut Street Perkasie Pa 18944
2. Approval of Meeting minutes from the October 25, 2021
3. Re-Organization
4. Chairperson
5. Vice Chairperson
6. Secretary
7. Old Business
8. New Business
9. File 2021-8 The Appellant, Jeffrey Tulone, is the Public Works Director for the Borough of Perkasie who is the Owner of Legal Title of Tax Parcel No. 33-005-037 located at 311 S. 9 th Street near the intersection of S. 9th Street and Pine Street in Perkasie Borough, PA. TMP #33-005-037 contains the Borough’s Recycling Center and Public Works Yard. The subject facility has a classified use of a “Recycling Facility” (G7), which is a use permitted by right in the I-2 Zoning District. The Appellant is proposing safety and usability enhancements to the existing Recycling Center, including relocation of residential recycling dropoff to rear of Public Works Yard, installation of Recycling Shed with baler, and new pavement, pavement markings and signage. The subject property is located within the Light Industrial (I-2) Zoning District and the surrounding properties within 100 feet are located within the Light Industrial (I-2) Zoning District. The parcel currently contains a use permitted by right, which is the intended use to remain. The lot size is approximately 1.943 acres. According to FEMA map 42017C0256J, dated March 16, 2015, the site is not located within a 100-year floodplain. In order to accomplish the items noted above, the Appellant is requesting two (2) variances from the Borough’s Zoning Ordinance. The variances are to reduce the rear yard setback for the Recycling Shed from 50 feet to 15 feet to match the rear yard setback for a principle structure in the I-2 District, and to increase the maximum accessory building height for the Recycling Shed from 15 feet to 35 feet, which is less than the principal building height.

Request Zoning Relief: The Appellant is seeking variances from the following sections of the Zoning Ordinance: §186-18.G.(7)(b)[3] and §186-20.I.(3).

File 2022-1: The Appellant, PACAZ Realty, LLC, is the Owner of Legal Title of Tax Parcel No. 33-009-001 located at 545 Constitution Avenue near the intersection of Constitution Avenue (S.R.0152) and Arbor Boulevard in Perkasie Borough, PA. The Appellant is proposing to construct a 6,979 SF, 8-bay tire service facility at the former Univest Bank pad site located within the Perkasie Square Shopping Center, which is a “Planned Commercial Development” (E15) use permitted by right in the I-2 Zoning District. The subject property is located within the Light Industrial (I-2) Zoning District and the surrounding properties within 100 feet are located within the Single-Family Residential (R1A), Single-Family Residential (R-1B), and Multi-Family Residential (R-3) Zoning Districts. The parcel also borders Sellersville Borough. The parcel currently contains a use permitted by right, which will continue. The tire service facility use is “Motor Vehicle Accessories Sales” (E11), which is a use permitted by right in the Planned Commercial Development. According to FEMA map 42017C0256J, dated March 16, 2015, the site is not located within a 100-year floodplain. In order to accomplish the item noted above, the Appellant is requesting three (3) variances from the Borough’s Zoning Ordinance. The variances are to allow entry to the structure by vehicles for the purpose of installing parts be taken in by locations other than the rear of the building, to permit lighting levels to exceed 5 footcandles at building entrances and 3 footcandles elsewhere on the lot, and to permit a reduction in the required parking space requirement of 5½ spaces for each 1,000 square feet of gross leasable floor area. The Applicant has provided a Parking Generation Analysis as prepared by Traffic Planning and Design, Inc., dated December 28, 2021. The Borough’s Transportation Engineer reviewed the analysis and prepared a memorandum dated January 18, 2022, which has been included in the Zoning Hearing Board packet. Request

Zoning Relief: The Appellant is seeking a variance from the following sections of the Zoning Ordinance: §186-18.E.(11)(b), §186-52.E. and §186-61.C.(5)(o).

1. Other Business
2. Adjournment